



SITE

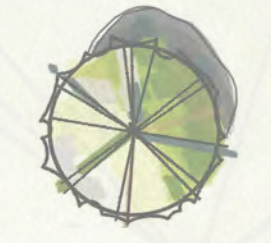
The site has been reconfigured into three equally portioned properties allowing for the following:

- Parking at the side yard rather than in the front
- To increase space between housing units
- To maximize solar gain by relocating the rain garden to the front yard.

Site Symbols Key



Existing tree to remain



Proposed Tree



Prevailing Winds



Winter Winds



Water Runoff



Proposed Bicycle Lane

DESIGN

The design concept is organized around three distinct zones: PUBLIC, PRIVATE + SERVICE. These functions become the interlocking forms which differentiate the building parts.

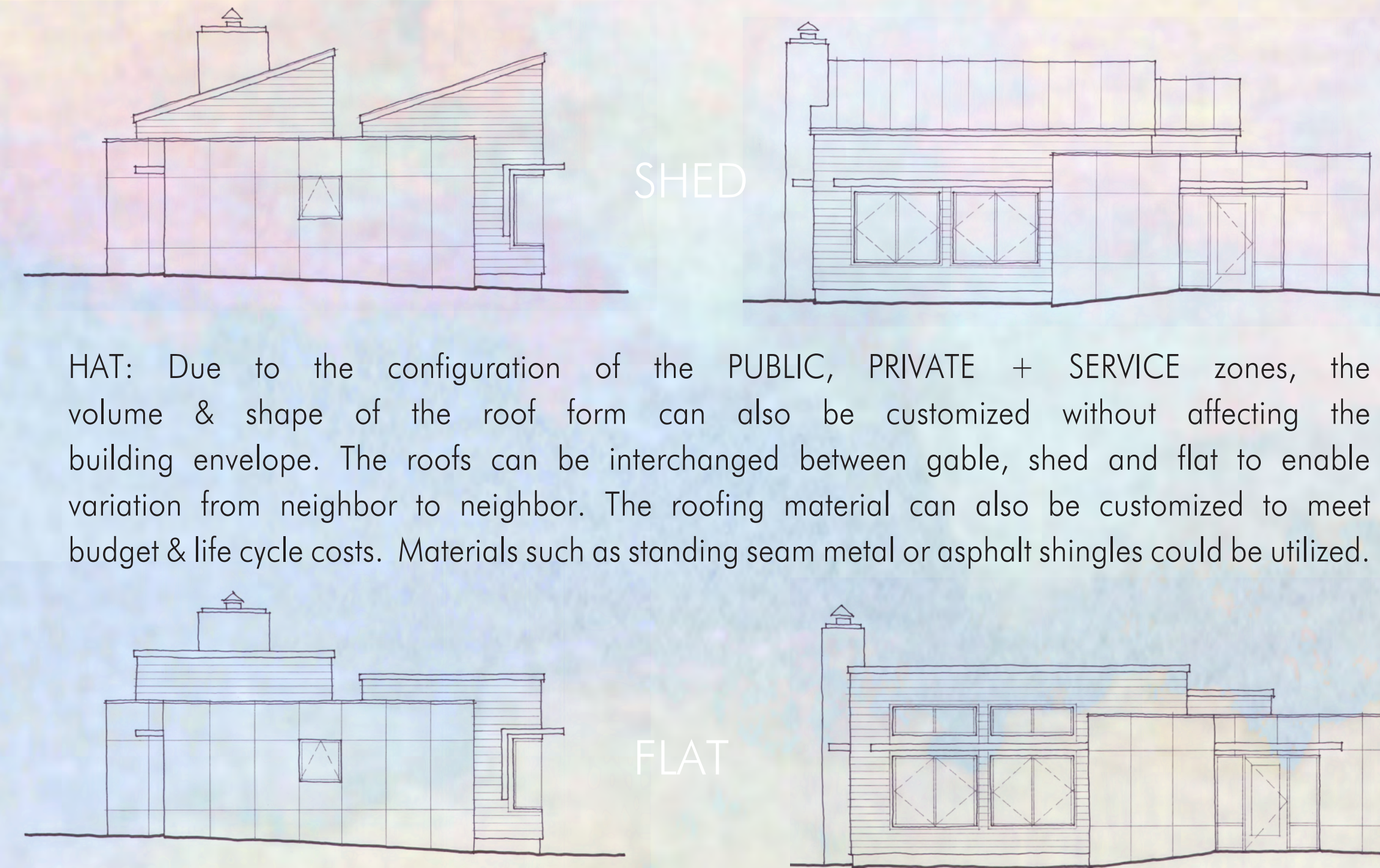
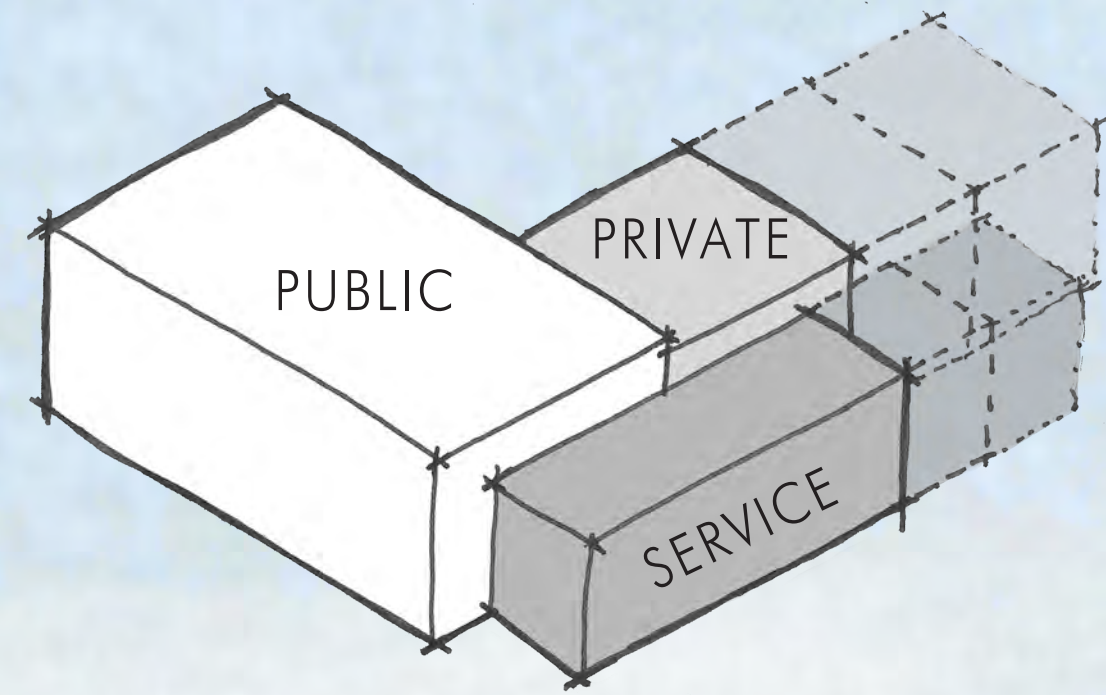
The PUBLIC area of the 1, 2 & 3 BR units stays the same but as the need for PRIVATE space grows SERVICE areas expand.

PUBLIC | PRIVATE | SERVICE



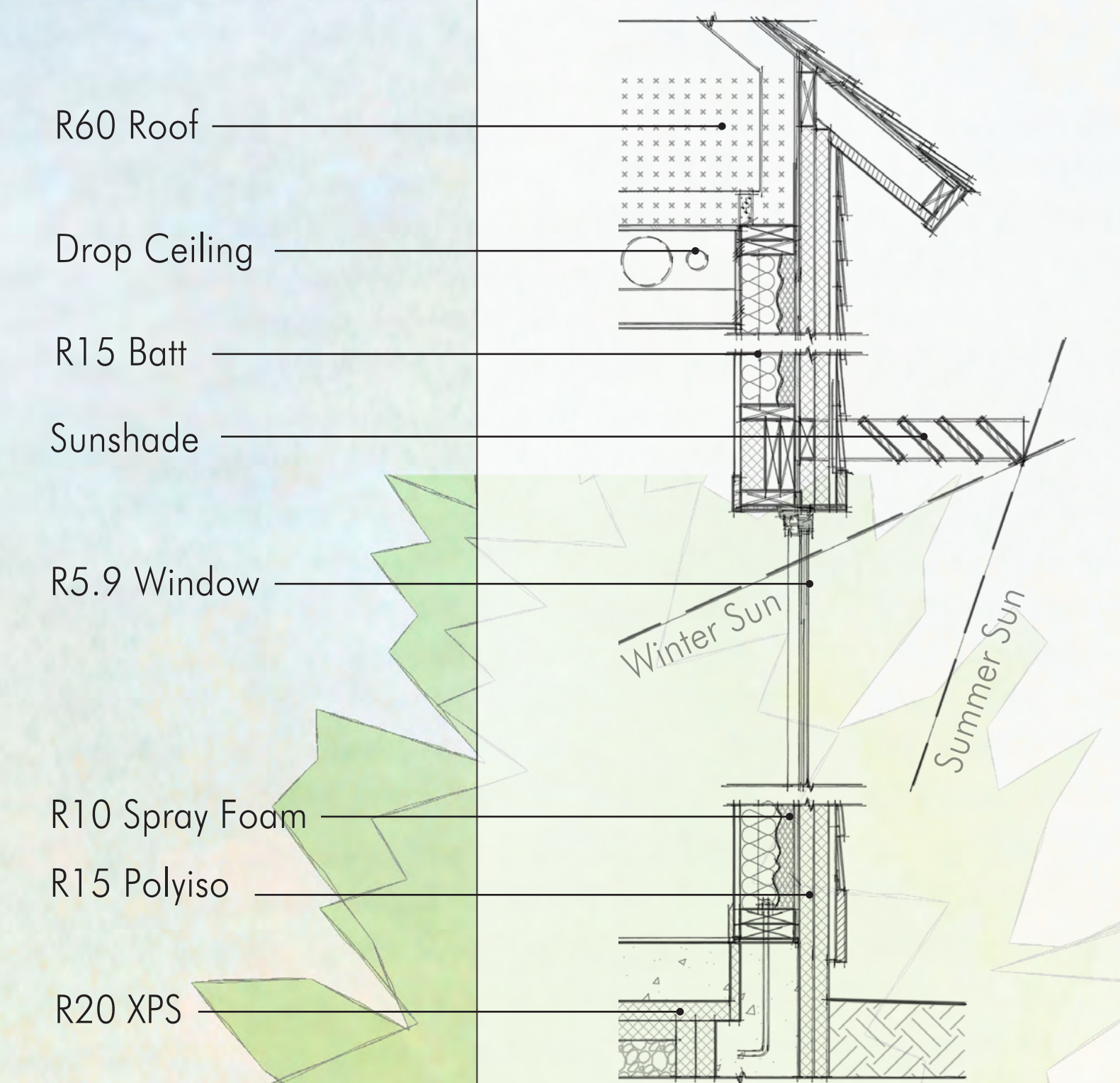
CUSTOMIZE

SUIT: The proposed building envelope offers the flexibility to wrap the building's exterior in a variety of materials depending on budget and aesthetic preferences. The design concept suggests utilizing varying cladding to differentiate the PUBLIC + PRIVATE spaces from the SERVICE zones. Materials such as cedar, fiber cement, corrugated steel or even vinyl siding could be utilized.



HAT: Due to the configuration of the PUBLIC, PRIVATE + SERVICE zones, the volume & shape of the roof form can also be customized without affecting the building envelope. The roofs can be interchanged between gable, shed and flat to enable variation from neighbor to neighbor. The roofing material can also be customized to meet budget & life cycle costs. Materials such as standing seam metal or asphalt shingles could be utilized.

ENVELOPE



ENERGY

1 BEDROOM | 1 BATH

- Net Annual Heat Load
5,721 kWh/year
- Annual Energy Usage
8,004 kWh/year
- PV System Size
6.6 kW

2 BEDROOM | 1 BATH

- Net Annual Heat Load
6,829 kWh/year
- Annual Energy Usage
8,490 kWh/year
- PV System Size
7.0 kW

3 BEDROOM | 1.5 BATH

- Net Annual Heat Load
7,653 kWh/year
- Annual Energy Usage
8,844 kWh/year
- PV System Size
7.2 kW

Design Option Shown : Gable Roof